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Machine translation of Ref. 5

## PATENT ABSTRACTS OF JAPAN

ORCL5595JP  
OA 6/17/05  
Ref. 5/5(11)Publication number : 2000-137736  
(43)Date of publication of application : 16.05.2000

(51)Int.Cl.

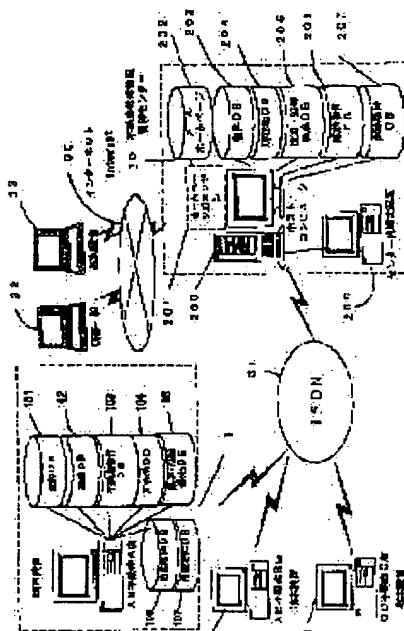
G06F 17/30  
G06F 17/60(21)Application number : 10-349271  
(22)Date of filing : 02.11.1998(71)Applicant : MEGA MEDIA COMMUNICATIONS:KK  
(72)Inventor : NAGAE TATSURO

## (54) REAL ESTATE JOB SUPPORTING SYSTEM, TERMINAL EQUIPMENT AND RECORD MEDIUM STORING PROGRAM THEREFOR

## (57)Abstract:

PROBLEM TO BE SOLVED: To utilize both the data of property of a present company only and the wide circulation data of other companies together by storing both downloaded real estate property information and stored registered real estate property information together as a present data base.

SOLUTION: While having data bases 101-105 peculiar to terminal equipment registered at present terminal equipment 1 and setting public levels, the data of real estate property registered in the present terminal equipment 1 are selectively uploaded to a host computer 200. Even when selectively downloading data in present data bases 101-105, the data to be permitted by checking the public level are downloaded and downloaded property data and property data managed by the host computer 200 are unified, stored in the terminal equipment 1 as present data and retrieved. Therefore, the real estate property can be retrieved in response to the request of a user.



## LEGAL STATUS

[Date of request for examination]

15.11.2002

[Date of sending the examiner's decision of rejection]

[Kind of final disposal of application other than the examiner's decision of rejection or application converted registration]

[Date of final disposal for application]

[Patent number]

[Date of registration]

[Number of appeal against examiner's decision of rejection]

[Date of requesting appeal against examiner's decision of rejection]

[Date of extinction of right]

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## CLAIMS

## [Claim(s)]

[Claim 1] In the estate operation support system which consists of two or more terminal units which consist of a personal computer, and a host computer which is formed in the estate housing information management pin center,large connected by said two or more terminal units and communication line, and stores and manages an estate housing information database A display means to display a processing result while each of two or more of said terminal units guides various data inputs and a processing directions input, A registration housing information storage means to double the estate housing information and the open level of this housing which are inputted by the input means and this input means for inputting said various data and processing directions, and to memorize as registration estate housing information, It determines whether send to a host computer according to the open level memorized by said registration housing information storage means. The means of communications which downloads the estate housing information on the range which uploaded the registration housing information that said open level was added, to said host computer, and was specified with said input means from said host computer, An estate housing information database means to double the registration estate housing information memorized by the downloaded estate housing information and said registration housing information storage means, and to memorize as a self database, Based on the command of the retrieval inputted from said input means, the inside of said estate housing information database is searched. The control means which outputs the searched result to the above-mentioned display means is established. To said host computer The data control means which carries out additional registration at the estate housing information database of said pin center,large based on the registration estate housing information received by said pin center,large means of communications, or carries out updating and deletion, The estate operation support system characterized by having the pin center,large side means of communications which makes the data which have the open level which is the range specified by the demand from this terminal unit, and is permitted download while receiving the data from said two or more terminal units.

[Claim 2] The estate operation support system according to claim 1 characterized by being the secret housing which cannot perform other disclosure for the information for which said open level makes all terminal units download, and can use only the common housing in which agreement processing is possible, and the 1st terminal unit registered beforehand, and a group housing only with the 2nd available terminal unit which is carrying out group registration specially.

[Claim 3] Said estate operation support system according to claim 1 or 2 characterized by serving as the provider of the Internet equipped with the server means as a server which releases on the Internet the housing information which may have had said estate housing information database searched based on the retrieval conditions from this computer while making access from the computer on other Internet permit from said terminal unit to which said host computer is connected.

[Claim 4] The terminal unit in the estate operation support system characterized by for a control means according to claim 1 or 2 facing extracting a customer's housing of choice, extracting the housing near the condition even if it is the case where extraction conditions, such as terms and conditions which contain the address of a housing and the amount of money at least, are not in agreement, giving the rate of relevance, and carrying out an extract result output.

[Claim 5] The data memory which stores data, and the program memory which stores a program, Read a program from the record medium with which it was equipped, and it stores in said program memory. As opposed to the data-processing terminal unit equipped with the microcomputer which performs various kinds of processings using said data memory according to the program It is the record medium which stored said program possible [ read-out ] with said microcomputer. It is a thing for this program to communicate to the host computer formed in the estate information management pin center,large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and deliver and receive information. While making the housing information and its open level of estate input, creating and registering the estate housing information which is original information from said estate housing information that it was inputted and building a database original with said terminal unit Make each of said estate housing information set up and memorize open level, and such estate housing information is uploaded to said host computer based on a selection directions input. Make the range of the housing data to download input, download estate housing information from said host computer, make it coalesce in data original with said terminal unit, and it holds as self-data. The record medium characterized by being a program including the instruction which makes said microcomputer perform processing to which the display output of the estate housing data which correspond in response to the condition input of retrieval is carried out for estate operation support systems.

[Claim 6] Many terminal units connected to the host computer formed in the estate information management pin center,large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and this by communication link are formed in a store. In the estate operation system which provides a customer with the facilities which search the housing wished to have out of much information using this terminal unit, and face an agreement A customer information input means to input the information of the customer who wishes to have an estate housing, and a customer database means to memorize the inputted customer information. The means of communications which downloads the data which correspond to predetermined conditions from the estate housing information which said host computer has memorized, An estate housing database means by which the estate housing information downloaded by said means of communications is memorized, The terminal unit in the estate operation support system characterized by having the control means which extracts each customer's information of choice which searches the housing memorized by said estate housing database, and is memorized by said customer database means based on the applicable housing, and outputs individual customer information for every housing.

[Claim 7] The data memory which stores data, and the program memory which stores a program, Read a program from the record medium with which it was equipped, and it stores in said program memory. As opposed to the data-processing terminal unit

equipped with the microcomputer which performs various kinds of processings using said data memory according to the program. It is the record medium which stored said program possible [ read-out ] with said microcomputer. It is a thing for this program to communicate to the host computer formed in the estate housing information management pin center, large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and deliver and receive information. A customer database means is made to memorize the customer [ who inputs the information of the customer who wishes to have an estate housing ] information who was made to do a customer information input and was inputted. The data which correspond to predetermined conditions from the estate housing information which said host computer has memorized are downloaded. An estate housing database means is made to memorize said downloaded estate housing information. The housing memorized by said estate housing database based on each customer's information of choice memorized by said customer database means is searched. At least The address of a housing, Even if it is the case where extraction conditions, such as terms and conditions containing the amount of money, are not in agreement, extract the housing near the condition and the rate of relevance is given. The record medium characterized by being a program for terminal units in an estate operation support system including the instruction which makes said microcomputer perform processing which outputs an extract result.

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[Translation done.]

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DETAILED DESCRIPTION

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[Detailed Description of the Invention]

[0001]

[Industrial Application] This invention relates to the estate operation agency system which the terminal unit which is the personal computer which set up the program recorded on record media, such as CD-ROM, is operated, connects with a host computer via a communication line, and the housing data for an estate housing recommendation deliver and receive, and can use registration of a housing, retrieval of a housing, etc. in a terminal unit, and the record medium with which the program which sets up in the terminal unit and performs was stored.

[0002]

[Description of the Prior Art] The sale of estate and the rent housing are registered into the storage section in recent years using the computer, and the system of looking for the housing which suited the hope of the customer who came to the store is spreading.

[0003] The system which finds the estate housing which estate information was stored in the computer, searched if needed, and suited want of a customer is indicated by for example, the utility model registration No. 3047960 official report. It is said that the rental housing which suits the input condition will be searched, and it will extract if it is estate information offer equipment which can be used also in case geography moves to a ground [ inside uneasy ], the storage which memorized the various information for every rental housing about the rental housing of national every place is formed in the host computer and moving-in conditions are inputted, and the corresponding housing is displayed. And even if moving-in candidates, such as a transfer person and a new candidate, do not go to the real estate agent of the site located specially in a remote place, they can do retrieval of the housing of moving-in hope from the store of a nearby real estate agent. In this case, the network management person concentrated unitary and has managed the information about rental housing.

[0004] A recruiting housing registration screen is displayed on a display at JP,10-49575,A. Moreover, as seller information A seller's name, an address, the telephone number, a FAX number, a person in charge, a rank, etc. are made to input. As housing information A housing number, housing applications (the object for businesses, for residences, etc.), \*\*\*\*\*, ground area, building area, The price of choice, the stage wishing sale and delivery, a right-of-way name, a nearby name of the station, an address, etc. are inputted. The housing information which clicked and inputted "registration" carbon button can be made to register into a housing database, and the same input process performs customer registration processing, a customer database is built, and the publication referred to as extracting the customer whom both hope matches as a prospective customer is carried out.

[0005] Thus, it connected with the host computer with building a customer database and a housing database and processing retrieval etc. within one set of a computer system, conventionally, and the database in a remote place, and there was a system of the estate information terminal which looks for the housing of hope.

[0006]

[Problem(s) to be Solved by the Invention] However, in this conventional system, a customer was not able to be provided with the housing search service from abundant housings by having said that both negotiation data of the other company were widely aligned with the data of the housing of only their company, and it used. Only its company is wanted to be able to merge and search the housing currently exhibited also including the housing of possession, and the housing of the other company by utilization of one personal computer at the store of a real estate company. While sending the specific housing of the data which a self-store has to a host computer and enabling it to present utilization of other contractors or many and unspecified customers, it sets it as the object of this invention to download some data in a host computer and to offer the system which can be shown to a visitor as a handling housing of its company at a self-store.

[0007] Moreover, in inputting the conditions of a housing for which a customer wishes and searching a housing, although what the name of a town to wish adjoins was not extracted as an applicable housing in the conventional system, it aims at offering the equipment which can be extracted so that it can add to examination of a customer by this invention.

[0008]

[Means for Solving the Problem] In order to attain the above-mentioned object the estate operation support system of invention according to claim 1 In the estate operation support system which consists of two or more terminal units which consist of a personal computer, and a host computer which is formed in the estate housing information management pin center, large connected by said two or more terminal units and communication line, and stores and manages an estate housing information database A display means to display a processing result while each of two or more of said terminal units guides various data inputs and a processing directions input. A registration housing information storage means to double the estate housing information and the open level of this housing which are inputted by the input means and this input means for inputting said various data and processing directions, and to memorize as registration estate housing information. It determines whether send to a host computer according to the open level memorized by said registration housing information storage means. The means of communications which downloads the estate housing information on the range which uploaded the registration housing information that said open level was added, to said host computer, and was specified with said input means from said host computer. An estate housing information database means to double the registration estate housing information memorized by the downloaded estate housing information and said registration housing information storage means, and to memorize as a self database. Based on the command of the retrieval inputted from said input means, the inside of said estate housing information database is searched. The control means which outputs the searched result to the above-mentioned display means is established. To said host computer The data control means which carries out additional registration at the estate housing

information database of said pin center,large based on the registration estate housing information received by said pin center,large means of communications, or carries out updating and deletion. While receiving the data from said two or more terminal units, it is characterized by having the pin center,large side means of communications which makes the data which have the open level which is the range specified by the demand from this terminal unit, and is permitted download.

[0009] By invention according to claim 1 It is characterized by being the secret housing which cannot perform other disclosure for the information which all the terminal units with which said open level contains the Internet course are made to download , and can use only the common housing in which agreement processing is possible , and the 1st terminal unit ( terminal for contractors ) registered beforehand , and a group housing only with the 2nd available terminal unit which is carrying out group registration specially .

[0010] In claim 1 or invention of 2, while making access from the computer on other Internet permit from said terminal unit to which said host computer is connected, it is characterized by serving as the provider of the Internet equipped with the server means as a server which releases on the Internet the housing information which may have had said estate housing information database searched based on the retrieval conditions from this computer.

[0011] Moreover, the terminal unit in the estate operation support system characterized by extracting the housing near the condition, giving the rate of relevance, and carrying out an extract result output even if it is the case where extraction conditions, such as terms and conditions in which said control means contains the address of a housing and the amount of money for a customer's housing of choice at least on the occasion of \*\*\*\*\*, are not in agreement in invention according to claim 1 or 2. Moreover, the terminal unit in the estate operation support system in invention according to claim 5 The data memory which stores data, and the program memory which stores a program, Read a program from the record medium with which it was equipped, and it stores in said program memory. As opposed to the data-processing terminal unit equipped with the microcomputer which performs various kinds of processings using said data memory according to the program The record medium which stored said program possible [ read-out ] with said microcomputer It is a thing for this program to communicate to the host computer formed in the estate information management pin center,large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and deliver and receive information. While making the housing information and its open level of estate input, creating and registering the estate housing information which is original information from said estate housing information that it was inputted and building a database original with said terminal unit Make each of said estate housing information set up and memorize open level, and such estate housing information is uploaded to said host computer based on a selection directions input. Make the range of the housing data to download input, download estate housing information from said host computer, make it coalesce in data original with said terminal unit, and it holds as self-data. It is characterized by being a program including the instruction which makes said microcomputer perform processing to which the display output of the estate housing data which correspond in response to the condition input of retrieval is carried out for estate operation support systems.

[0012] Moreover, invention according to claim 6 Many terminal units connected to the host computer formed in the estate information management pin center,large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and this by communication link are formed in a store. In the estate operation system which provides a customer with the facilities which search the housing wished to have out of much information using this terminal unit, and face an agreement A customer information input means to input the information of the customer who wishes to have an estate housing, and a customer database means to memorize the inputted customer information, The means of communications which downloads the data which correspond to predetermined conditions from the estate housing information which said host computer has memorized, An estate housing database means by which the estate housing information downloaded by said means of communications is memorized, It is characterized by having the control means which extracts each customer's information of choice which searches the housing memorized by said estate housing database, and is memorized by said customer database means based on the applicable housing, and outputs individual customer information for every housing.

[0013] Moreover, the data memory which stores the data in invention according to claim 7, Read a program from the program memory which stores a program, and the record medium with which it was equipped, and it stores in said program memory. As opposed to the data-processing terminal unit equipped with the microcomputer which performs various kinds of processings using said data memory according to the program The record medium which stored said program possible [ read-out ] with said microcomputer It is a thing for this program to communicate to the host computer formed in the estate housing information management pin center,large which memorized estate housing information, such as many a ground, residences, stores, administration buildings, etc., and deliver and receive information. A customer database means is made to memorize the customer [ who inputs the information of the customer who wishes to have an estate housing ] information who was made to do a customer information input and was inputted. The data which correspond to predetermined conditions from the estate housing information which said host computer has memorized are downloaded. An estate housing database means is made to memorize said downloaded estate housing information. The housing memorized by said estate housing database based on each customer's information of choice memorized by said customer database means is searched. At least The address of a housing, Even if it is the case where extraction conditions, such as terms and conditions containing the amount of money, are not in agreement, extract the housing near the condition and the rate of relevance is given. It is characterized by being a program for terminal units in an estate operation support system including the instruction which makes said microcomputer perform processing which outputs an extract result.

[0014]

[Example] One example of this example is explained at a detail based on drawing 1 and drawing 2 below.

[0015] Drawing 1 shows the whole this invention configuration. Moreover, drawing 2 is the block diagram showing the configuration of a terminal unit 1. 1 is the terminal unit 1 which used the personal computer, and has connected to this body of equipment 1/F131, such as the CD-ROM reader 125 which reads CD-ROM in which the program for estate operation exchange concerning a keyboard 117, the pointing device (mouse) 121, and this invention and other data are stored, a display 124, a printer 128, and a modem for a communication link.

[0016] The flash ROM 112 which memorized the data about program and instrument setup of Mr. basic actuation of CPU110 which is the central processing unit with which a terminal unit 1 carries out generalization control of this equipment, and this equipment, an application program, Input data and fixed data The hard disk controller driver 115 which drives RAM113 which is the data memory to memorize, the image memory 114 which memorizes the inputted image data, the hard disk 116 which memorizes preservation data, such as a database, variously, and these (HDC/HDD), The flexible disk 120 which is \*\*\*\*\* which can be detached and attached, and its controller 119 are formed.

[0017] With the microcomputer centering on CPU110, a hard disk 116 develops and the program for estate operation exchange read from the CD-ROM reader 125 is memorized by the format which can be performed. Moreover, the database mentioned later is also stored in the hard disk 116. By the work of OS which manages the system of a microcomputer, a keyboard 117 or the estate operation support program stored in the hard disk 116 by the input from the pointing device of mouse 121 grade can be performed. Moreover, this program documentation medium may be a flexible disk 120.

[0018] furthermore, as an interface (henceforth "I/F") with each I/O device A keyboard 117 Image datas to connect, such as keyboard I/F118 and room arrangement The scanner 129 for making it read Scanner I/F130 to connect, pointing I/F122 which connects a pointing device (mouse) 121, reader I/F126 which connects the CD-ROM reader 125, display I/F123 which connects a display 124, and a printer 128 communication link I/F131 for connecting with printer I/F127 and the ISDN circuit to connect, and these all — mutual — connection — and it has the internal bus 111 linked to CPU.

[0019] A keyboard 117 is an input device for keying various data, such as housing data, customer data, and a condition input at the time of retrieval, functional directions, etc., and a scanner 129 is an image reader for reading and inputting image images, such as a floor plan. It does not read by this image image by the terminal side, and the scanner section does not need to be equipped when you wish to input collectively in the pin center,large. The mouse 121 which is a pointing device is an input unit used when correcting selection of the menu and carbon button which are displayed, or the read floor plan ( drawing 10 ) and making it complete. In order to incorporate as image data what copied the appearance and inner package of a housing with the digital camera, it has a camera 132 and its camera I/F133. Even if a terminal unit 1 is not equipped with these scanners, a digital camera, and its interface, the function as a terminal unit 1 can be achieved.

[0020] The indicating equipment by CRT, the liquid crystal, or the plasma display with which a display 124 displays the list of various processing menus, an input screen, the memorized housing, or customers, the extracted housing or a customer entry of data and a print-out, or storage information, and printers 128 are airline printers, such as a laser beam printer ink jet printer which outputs registration information, a retrieval result, etc. Moreover, via communication link I/F131, such as an ISDN card, to an ISDN circuit, it is connectable with the Internet, or TCP and an IP connection can be performed to the host computer 200 of a direct pin center,large, and data can be exchanged. Moreover, this ISDN network 31 may be a general public line, when using the modem for serial communication as communication link I/F. Moreover, you may be a communication equipment for multimedia using optical fibers, such as cable television.

[0021] The host computer 200 is formed in the estate housing information management pin center,large 20 (it abbreviates to a pin center,large henceforth and indicates). While the configuration has memorized the data with two or more same hard disks so that it can restore easily also when failure of an equipment down etc. occurs and a database is destroyed Also when two or more CPUs are also prepared and failure generates them, it is devised so that access to a terminal unit or the database via the external Internet may not stop. Since the hardware configuration of a host computer 200 is called general server/internet server, the publication of a detail is omitted.

[0022] The database (henceforth, a database is abbreviated to DB and indicated.) which a host computer 200 manages is explained below. The housing database 203 is inputted from each terminal of the contractor of plurality [ information / on each housing ], and it is registered. Although it is as a housing two or more rent for all building [ other than residences, such as a ground, a detached house, and an apartment, ] or part, and domiciles, rent for businesses, and sort exception which were, it is collectively built as a housing database 203. Moreover, although assignment of a open housing, the housing open to the contractor a contract of was made, and the housing open to many and unspecified general customers has only the inside of the secret housing which can peruse only the inside of its company as a housing about open level, and the group contractor registered as a group contractor, it can take out for every setting out at the time of retrieval by preparing the 1 field and setting up these assignment into each record in a database. In addition, in this example, the housing of secret level is not to be managed in a host side.

[0023] Moreover, the address DB204, and the railroad, the area along the railroad line and the name of the station DB205 which are a relational database to show the location of a housing are prepared, and the location name of a place which consists of an all-prefectures name, a municipal district, and a county name of a town, the railroad firm name, the right-of-way name, and the name of the station are registered. This DB can be made to download to each terminal as a standard database. Moreover, DB downloaded when terminal unit side 1 inputted data can be enriched.

[0024] There is an independent conclusion housing DB206 which similarly becomes the information on the record of the housing which had conclusion from the housing DB203 from the data to which a conclusion day, a commission income, a partner contractor name, a person-in-charge name, and remark matters (concluded by the Internet) were added. This data turns into data required to determine the market price of dealings.

[0025] Moreover, the deletion housing DB207 which was made to move the record of the housing deleted from Housing DB, and was made is formed. This data can be eliminated with the passage of time.

[0026] The search engine 201 for homepages is put side by side in the host computer 200 at the general user and the object for contractors which are accessed via the Internet. This search engine 201 for homepages performs the work which extracts a housing using a housing DB203, an address DB204, and a railroad, an area along the railroad line and a name of the station DB205 based on the conditions inputted to the general user.

[0027] In addition, the storage area 202 for e-mail homepages for offering area of the homepage for a contractor and e-mail distribution service is formed.

[0028] Moreover, the terminal unit 208 is prepared also for the pin center,large 20, and generalization management of the data of each housing registered into a host computer 200 is performed. Although registration data are sent from each terminal unit, in taking over creation of a floor plan etc. in the pin center,large 20 and performing it, it performs processing which adds to the information on the registration housing which created the drawing for database registration and has already been uploaded from each agreement real estate agent based on memorandum writing sent by facsimile or mailing. Moreover, when each agreement real estate agent does not have the time and effort inputted with a terminal unit, it can perform registering with a database based on the content of the registration housing indicated by the input matter written form. From the terminal unit 208 formed in this pin center,large 20, the basis of management of a user code can be requested now in the entry of data of a carrier beam agreement real estate agent, and modification. Moreover, it has come to be also able to perform all processings required for database management.

[0029] although the general customer is setting out "which cannot be seen" through the Internet 30 as "conclusion information", the conclusion housing DB204 is accumulated also for the part from which conclusion housing data were deleted by concluding an agreement in a terminal side in the host computer 200 in a pin center,large. Conclusion housing data - and deletion housing

data define a period, and the thing for company (the end equipment 1 of a local) is extracted, or they are used for deleting an applicable affair from the housing database downloaded now.

[0030] As a database by the side of a terminal unit 1, there are mainly a customer database 102 and an estate housing database 103.

[0031] As a database for assistance, the address database 104, and a railroad, an area along the railroad line and a name-of-the-station database 105 are prepared. The address database 104 consists of an all-prefectures name, and a municipal district and a county name of a town, and the railroad, the area along the railroad line, and the name-of-the-station database 105 consist of a railroad firm name, a right-of-way name, and each name of the station. each database — as a relational database — relation — the price — it is constituted so that retrieval from a \*\*\*\* cage and a name of the station and retrieval which specified the fine address can be performed.

[0032] The data newly made by registration DB101 are uploaded after a registration input, are continuously moved to the estate housing DB103, and disappear. a part — although what is not exhibited among contractors as its company data does not upload, the data of the housing set as the open level of other release and disclosure between groups, and disclosure between contractors are uploaded.

[0033] The housing data of hope will choose and download the configuration of the estate housing DB103 from what it had the record of the same structure as the housing DB203 in a pin center, large, only the housing in the open level which primary retrieval is performed and can be downloaded based on ID of the terminal was extracted when downloading, and was extracted further. The registration DB which inputted registration by the data [ of this downloaded housing ] and terminal unit side coalesces, and it becomes the estate housing DB103 of a terminal unit. That is, when it downloads, the data of the old estate housing DB103 will be overwritten. Thereby, it is not necessary to carry out reception for all self-databases each time.

[0034] The conclusion housing data registered with equipment 1 in the end of a local and deletion housing data are programmed to upload to a host computer 200 automatically, if it checks in the case of the upload after registration processing, or download directions and data are not sent. Moreover, the data of the estate housing DB103 are deleted based on this data.

[0035] The conclusion data of self-dealings are kept by the conclusion housing DB106.

[0036] That from which deletion DB107 was deleted by the data of company and the other company is kept. The thing of its company can be returned to the estate housing DB102.

[0037] And although input data and the registration housing data of company where it was inputted by actuation of a keyboard and the image data was added to registration data are sent to a host computer 200, in that case, the setting-out data between the release which includes the Internet course for every individual different-thing affair set up according to the individual at the time of registration, secret (only inside of the end equipment of a local and their company), and a contractor, between each group company, etc. are also sent.

[0038] Without uploading to a host computer 200, since it is data to hold only on the self-inside of a shop, into a terminal unit, it stops and storage management of the customer information DB102 is carried out.

[0039] Using this system, among contractors, the data exchange between these branch offices is expressed for connecting between the contractors who have a cooperation relation also in the other company as intranet in an extra network and the same firm, and the terminal unit of each store is connected via a host computer 200.

[0040] Each contractor using the system of this example is a merit with best costs, such as server purchase, and a circuit facility, maintenance, a maintenance, employment, becoming unnecessary.

[0041] Next, the whole configuration is explained based on the flow chart of drawing 3, and the menu screen of drawing 17. The program offered by the system administrator is recorded, CD-ROM is set to the CD-ROM reader 125, and a program is installed (step S001). When install is completed, the member number for connecting with a host computer, user ID, and a password are entered. Moreover, the its company information sent to a host computer from equipment in the end of a local is inputted, and a terminal unit is made to memorize. The contents of registration are communication information, such as a trade name, an address, a \*\*\*\* license number, an affiliation body, a person in charge, and a telephone, and a company name, and a their company introduction sentence (S002). Moreover, this content can be updated at any time by choosing the setting-out menu 147 shown in drawing 17 at the time of menu selection (step S009).

[0042] Subsequently, Screen 140 of the menu of drawing 17 is displayed and the terminal unit 1 of this example will be in an actuation standby condition (SUTEBBU S003). The frame of a processing name to perform next using a mouse from on a screen is clicked by choosing the registration processing 141 (step S005) of housing data, network computation 142 (S006), the retrieval processing 143 (S007), the R/W processing 146 (S008) of a file, the loan simulation 145 (S011), or a post process 148 (step S012), and a program is performed. Termination of each processing except a post process (S012) displays the screen of a menu as again shown in drawing 17 (it returns to step S003). Moreover, this menu screen shall be omitted and it shall be shown in drawing 8. Moreover, at the time of starting of the terminal unit 1 after program install, it is started from step S003.

[0043] Next, registration of the housing to the host computer 200 of the estate housing information management pin center, large 20 in a terminal unit 1 is explained. The menu of all buildings other than a ground, a single-family house, an apartment, and a residence, buildings other than a residence part, the object for rent domiciles, the object for rent administration buildings, a station along the line, and an address is prepared for the housing registration 141 at the appearance in drawing 17.

[0044] Registration of the housing of a single-family house is explained as an example. The data of a housing are inputted according to the guidance display using the input screen of terminal installation which is shown in drawing 9, with a scanner, it will read and the drawing of the room arrangement of drawing 1010 will be inputted, if there is a scanner. Or while reading with a scanner the facsimile drawing of a floor plan sent from each store and adding correction to a drawing with the terminal unit 208 of a pin center, large 20, the information sent from the terminal 1 which is an agreement member terminal can be associated.

[0045] Next, based on the flow chart of drawing 4, the procedure of housing registration with a terminal unit 1 and the upload to a host computer 200 is explained. Registration of a new housing is chosen first in a menu screen (step S100). Since the part, the object for domiciles, the object for businesses, and entry form (input format) of all buildings other than a detached house including a ground and a \*\*\*\* residence called a terrace house, an apartment, and a residence and buildings other than a residence differ from each other in new registration as shown in drawing 8, it has prepared for the exception menu.

[0046] Here, since an input screen as shown in drawing 9 R> 9 is displayed when piece \*\*\*\*\* is chosen, an input part is pointed out with a mouse 121 and a need part is inputted from a keyboard KB 117. This example is the example of a used article-for-sale affair. A price, an address, a name of the station, an area-along-the-railroad-line name and a name of the station, ground area, building area, building structure, construction material, room arrangement, a building date, the access situation of a ground, classification of land, the situation of town planning, the class of applicable area, building coverage, a floor area ratio, the class of

setting out of a limit of other acts, etc. are inputted. Moreover, since the name of a place which an aperture opens and serves as a candidate by pushing the triangular carbon button in a block since the terminal unit has the database, the address DB104, and a railroad, an area along the railroad line and a name of the station DB105 separately about the input of an address and a railroad traffic situation thru/or a railroad name, and a name of the station are display, it has come to be able to do an input easily by choosing and clicking with a mouse.

[0047] In the place which the input finished, since a registration carbon button is in the input top right of the screen of drawing 9, registration is completed by clicking this with a mouse. At this time, data are still in a terminal unit (step S101).

[0048] When there are drawings, such as a floor plan, the image data is beforehand read with scanner software, and processing of a drawing is completed by moving the file of the image data applicable to the folder for registration here (step S103). Only a part required for registration is moved to a folder also here. Connection in an image and form is performed by using a management number for a file name. When requesting the case where there are not (step S102-S103) and a drawing which should be registered, and a pin center, large, step S103 is skipped.

[0049] What is necessary is just to move the file of a photograph to the appointed folder similarly, in attaching the photograph of the appearance of a building, and an internal photograph (step S105). If there is no attachment of a photograph, step S10 will be skipped by step S104.

[0050] Open level is set up in case registration for the housing of one affair is completed. It sets up by putting in a check using a mouse on the setting-out screen which does not illustrate any of secret level, the level to which between contractors is opened, the group disclosure level opened to the terminal set up by performing a group agreement, and the release level opened also to the general customer via the Internet they are. By the default, it may be initialized as it has release level (step S107).

[0051] Next, it repeats until it will perform registration processing of return, the above-mentioned input, a drawing, and photograph data to step S101 and will all finish with it, if there is a housing to register (step S108). In addition, in above-mentioned explanation, entry of housing information and image data may be made to perform registration processing independently.

[0052] Since it will return to the menu screen shown in drawing 11, a "network" will be chosen and the alternative of download and upload will be displayed if registration of a housing all finishes, upload is clicked. Then, although a drawing is omitted, since the screen of "an image is also uploaded" and "cutting a circuit at the time of termination" is displayed, a check is put in for the thing of hope with a mouse, and registration data upload to a host computer 200 by clicking the carbon button of upload (step S109). At this time, if there are non-transmitted conclusion and deletion information, these will also be sent and the registration processing to the database of a host computer will be completed.

[0053] Next, the flow chart of drawing 5 explains download to a terminal unit 1 from a host computer 200. First, download is chosen in the menu screen 142 of drawing 11 or drawing 17, only a group housing performs that selection and only a common housing and its company housing clicks by reversing the place of the alphabetic character of a screen with a mouse (step S200). Next, the information which shows the information on the address according to prefectures and a municipal district for item information, such as classification information on sale or rent, a ground, a detached house, and an apartment, as shown in drawing 12 is inputted, and "setting-out" carbon button is clicked with a mouse. Then, setting out of conditions is saved (step S202). Housing setting out and the download conditions of drawing 12 in multiple times and drawing 11 are set up to download the housing data based on two or more conditions (step S203,204).

[0054] The common housing shown in the item of drawing 11 and 142 networks of drawing 17 shows the data of the housing which the general user and the unspecified contractor who went via the Internet can use, and a its company housing is data downloaded in order to share their company data via a pin center, large, when the same inside of a shop is equipped with two or more terminal units 1. A group housing is data sharable among the contractors of the group organization which contracted.

[0055] The screen of download setups is displayed on others and selection of whether upload of a housing which an image also downloads or is performing the input beforehand is also performed, or to cut a circuit after communication link termination is put in. It is also possible to choose all. Then, a click of an additional carbon button chooses and sets up the item which consists of classification, such as a ground, a domicile, and an administration building, and an article-for-sale affair, and a rent housing among the data memorized by the host computer, the target prefectures name, and the target city and county (step S201). Conditioning is memorized by the hard disk 116 after terminating a setting-out screen after that. Since it returns to front drawing, a download initiation carbon button is clicked. After that which updates the estate housing DB which the corresponding data are sent from a host computer and memorized in the hard disk 116 by the side of a terminal unit 1 (step S205), if there are no abnormalities in a deed, processing of download will end error checking (S206).

[0056] Next, housing retrieval is explained based on the flow chart of drawing 7. If the menu "a quick search" of housing introduction is chosen from the retrieval menu 143 of drawing 17, a housing enquiry screen as shown in drawing 1313 will be displayed, and the screen which inputs a housing number, the registration date of data, and a member number is displayed. Retrieval will be started, if it inputs according to guidance of a screen and the carbon button of retrieval initiation is clicked. In this case, retrieval is performed using the estate housing DB103. Moreover, if "general-purpose retrieval" is chosen from the menu screen of drawing 8, a retrieval conditioning screen as shown in drawing 14 will be displayed. Here, the classification of an article-for-sale affair and a rent housing is set up, and the amount-of-money band of hope is inputted. Moreover, conditions, such as an address and room arrangement, can also be added (step S300). The estate housing DB103, an address DB104, and a railroad, an area along the railroad line and a name of the station DB105 are used for retrieval in this case (step S301).

[0057] If a retrieval carbon button is chosen after setting out of above-mentioned drawing 13 or drawing 14, the retrieval result list shown in drawing 15 will be displayed. Here, the example at the time of choosing an article-for-sale affair and a ground as a partition and classification is shown. In drawing 15, a housing number, a partition and classification, an item, an address, a price, room arrangement, a building or occupancy area, ground area, and a railroad area-along-the-railroad-line name are displayed (step S301).

[0058] The carbon button of "closing" which ends "it opens" and the retrieval result display which look at the detail of the housing according to "deletion", "list printing", "housing printing" according to selected individual, "rearrangement" by the specified conditions, and individual in this retrieval result display screen, and returns to a menu screen is prepared.

[0059] After choosing a housing number, while the housing chosen by clicking the carbon button of "deletion" is deleted from a screen, it is deleted from the data of a retrieval result in the pictures. The content memorized in the database in a terminal unit is not deleted. In case a future housing is narrowed down, the direction with little number of cases of a housing is convenient.

[0060] When "list printing" is chosen, all the housings extracted by retrieval which can be displayed on a screen can be printed.

[0061] When "rearrangement" carbon button is chosen, the key selection aperture of rearrangement shown in drawing 15 is



displayed, and a price, an address, room arrangement, area, an item, a number, etc. can set the title of the indicative data of a retrieval result list screen as a key. Rearrangement is performed according to assignment of four inputted keys.

[0062] Conclusion can be registered, if the same housing form as the time of the input shown in drawing 9 R> 9 is displayed (in this case, the registration carbon button of drawing 9 turns into a conclusion carbon button) and an agreement with a visitor is realized, when the carbon button of "opening" is chosen (step 308). Moreover, when removing an applicable housing from an examination housing, the housing concerned is eliminated from an applicable retrieval result list by clicking the carbon button of deletion (step 304).

[0063] A conclusion carbon button is shown in an individual display at said step S308, when an agreement with a customer is concluded, a conclusion carbon button is clicked and conclusion information is inputted. Conclusion information sets up for any of a seller, a buyer, and both hands being as a conclusion day (that day is set up automatically.) its company position. The seller means that having sold the housing of its company in the store of the other company is shown, and the charge of the number of sellers enters. A buyer shows that a commission is got from a buyer (customer) by having sold the housing of the other company to the customer of a self-store, and both hands show that agency of a sale of the housing of the visitor of its company was materialized in the self-store, and show the dealings which a commission starts from the both sides from a seller and a buyer. The report of the sale price at that time, a commission, an other party contractor name, a person-in-charge name, and others is to be registered. This information is uploaded to the host computer 200 of an estate housing information management pin center, large, and is memorized by the conclusion housing DB206.

[0064] This conclusion housing DB is stored in registration DB101 within the terminal unit 1 by the housing data by which registration processing was made in the self-store. Moreover, once registering as a conclusion housing, the eliminated thing is registered as a deletion housing. This conclusion housing data and deletion housing data are uploaded in case communication is performed with a host computer 200, and they are stored and recorded on the conclusion housing DB206 and the deletion housing DB207.

[0065] And when each terminal unit 1 performs upload and download, the content stored in this conclusion housing DB206 and the deletion housing DB207 performs download compulsorily, and updates the estate housing DB103 by the side of a terminal unit 1. That is, the concluded housing data and the deleted data are deleted from DB103, and additional registration is carried out at Conclusion DB and Deletion DB.

[0066] Moreover, this conclusion information is utility by the ability seeing the past conclusion dealings providing a visitor with a realized price.

[0067] The customer DB102 is formed in the terminal unit 1. This customer DB registers at a real estate agency store based on the questionnaire which the customer filled in, and the ground of a housing, and when it rents and there are items, such as an item of a domicile, a detached house, etc., new construction, and medieval times, an address of the housing to wish to have, a price band of choice, housing room arrangement to wish, and a ground, he consists of data which added a customer name, an address, and the telephone number to data of choice such as area and a railroad area along the railroad line name, . . . These customer information differs for every store, and since it becomes independent, registration is not carried out to the estate housing information management pin center, large 20 only by building with a database in the terminal unit 1 of a store which inputted.

[0068] In addition, the customer list which searched customer data by having used housing data as the key, and wishes to have the applicable housing can be created, and it can output now.

[0069] Next, the detail of retrieval is explained. When there is a as desired housing, 100% is displayed, and a numeric value is set up per item of the numbers 1-5 of a table 1. For example, when a municipal district is the next thing, 0.5 is set up, and one next door is set to 0. When the visitor wishes Takasago, Hyogo as an example and the housing of next Himeji-shi or Kakogawa-shi is hit, it is referred to as 0.5, and it is set to 0 by housings, such as Akashi-shi. In the case of the amount of money, whenever it differs 10%, it reduces every [ 0.1 ]. Area calculates percent like the amount of money. Room arrangement has many one chambers, or when few, it sets up 0.5. Whenever there are some running short, he is trying to reduce facilities, such as sewerage and a motor pool, every [ 0.2 ]. And the achievement quotient of choice of the housing which calculated all the arithmetical means synthetically and was obtained (rate of relevance) is indicated by percent. The microprocessor CPU 110 of a terminal unit 1 performs these operations. Moreover, the following [ predetermined percent ] cannot go into a retrieval hit affair.

[0070]

[A table 1]

番号	項目	設 定 値
1	市区又は 沿線名	0 ~ 1
2	金額	0 ~ 1
3	面積	0 ~ 1
4	間取り	0 ~ 1
5	設備	0 ~ 1
	総合値	番号 1 ~ 5 の相加平均

[0071] In the example of the housing retrieval result shown in drawing 18, a term name is displayed as a "satisfaction level" and the rate of relevance is shown.

[0072] In the menu screen of drawing 17, although there is a menu of the R/W 146 of a file, in case this registers the housing data which created the data prepared using other spreadsheet programs by CSV as housing data of self, it uses CSV reading. Moreover, it is the program of the CSV beginning which is used in case it drops on a file as data of CSV so that the searched result can be used for a spreadsheet program.

[0073]

[Effect of the Invention] According to the system of this invention, it has the database peculiar to this terminal unit registered into the self terminal unit, and the data of the estate housing which open level is set up and registered into the self terminal unit are selectively uploaded to a host computer. And what open level is checked and permitted also in case it downloads selectable with the data of a self database downloads. Since it searches by making the downloaded housing data and the housing data which a host computer manages coalesce, and memorizing in a terminal unit as self-data The estate housing which replied to the demand of a user quickly can be searched without the loss of the time amount by connecting with a host computer at every retrieval occurring. Moreover, data original with self are safe, without stealing data, when there is nothing to a host computer the delivery.

[0074] By performing setting out which considers level of carrying out setting out of a terminal unit to setting out between a head office and a branch office in the system use of this invention, and estate housing information as disclosure only at a specific group, informational sharing is possible and costs, such as a server's purchase, and a circuit facility, maintenance, a maintenance, employment, become unnecessary in sharing of the information between this branch office of this.

[0075] According to the system of this invention, the member contractor who some data which a host computer manages are not only supplied to a member contractor, but uses a system through the Internet since utilization of the man in the street is widely possible can enjoy the total-business management system which results in information management, an advertisement, and revenue management.

[0076] Moreover, it becomes possible to use a general personal computer as the terminal unit of this system by using the record medium with which the program of the terminal unit which builds the system of this invention was memorized.

[0077] furthermore, the person for crises who be make it search by change how many kinds of those conditions if it be a method of raising and the former about a budget since there be a good housing to change the ground of choice since what do not suit the housing of hope exactly since the rate of relevance be display on the retrieval result of the housing by the system of this invention be raise to a list can look for a housing efficiently.

[Translation done.]

## \* NOTICES \*

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1.This document has been translated by computer. So the translation may not reflect the original precisely.

2.\*\*\* shows the word which can not be translated.

3.In the drawings, any words are not translated.

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DESCRIPTION OF DRAWINGS

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## [Brief Description of the Drawings]

[Drawing 1] It is drawing explaining the estate operation support system which consists of a host computer and a terminal unit.

[Drawing 2] It is drawing explaining the configuration of the terminal unit of this invention.

[Drawing 3] It is the flow chart which shows the outline of the program concerning the storage of this invention.

[Drawing 4] It is a flow chart explaining registration of the estate housing in a terminal unit.

[Drawing 5] It is a flow chart explaining download.

[Drawing 6] It is a flow chart explaining download.

[Drawing 7] It is a flow chart explaining the situation of the retrieval in a terminal unit 1.

[Drawing 8] It is drawing showing the menu screen in a terminal unit.

[Drawing 9] It is drawing explaining the input situation of a registration housing.

[Drawing 10] It is drawing showing image drawing (floor plan) of a registration housing.

[Drawing 11] It is drawing explaining the menu at the time of download.

[Drawing 12] It is drawing explaining the conditioning at the time of download.

[Drawing 13] It is drawing explaining the conditioning at the time of retrieval.

[Drawing 14] It is drawing explaining the conditioning at the time of retrieval.

[Drawing 15] It is drawing which explains a result for retrieval.

[Drawing 16] It is drawing explaining rearrangement processing of a retrieval result.

[Drawing 17] It is drawing showing another menu screen in a terminal unit 1.

[Drawing 18] It is drawing showing the retrieval result display which gave the rate of relevance.

## [Description of Notations]

## 1 Terminal Unit

20 Estate Housing Management Pin Center,large

30 Internet Communication Network

31 ISDN Communication Network

32 Internet Terminal Unit for General Users

33 Internet Terminal Unit for Contractors

101 Terminal Unit Side Registration Database

102 Terminal Unit Side Customer Database

103 Terminal Unit Side Estate Housing Database

104 Terminal Unit Side Address Database

105 Terminal Unit Side Railroad, Area along the Railroad Line, and Name-of-the-Station Database

106 Terminal Unit Side Conclusion Housing Database

107 Terminal Unit Side Deletion Housing Database

140 Menu Display Screen

200 Host Computer

201 Engine for Homepages

202 Storage Section for E-mail Homepages

203 Pin Center,large Side Housing Database

204 Pin Center,large Side Address Database

205 Pin Center,large Side Railroad, Area along the Railroad Line, and Name-of-the-Station Database

206 Pin Center,large Side Conclusion Housing Database

207 Pin Center,large Side Deletion Housing Database

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[Translation done.]

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